

Property Preflight Risk Report

A public-data screen for buying a plot in Germany: which parcel this is, and what the official record settles about building on it.



CADASTRAL REFERENCE	MAPPED AREA	REPORT POINT	
Gemarkung 1041, Flur 2, Flurstück 16/24	627 m²	54.780898, 9.487202	
PLANNING ROUTE	BEBAUUNGSPLAN	FLOOD SCREEN	LAND VALUE
Bebauungsplan applies · s. 30 BauGB	Bebauungsplan covers the parcel	Outside every flood extent read.	For a large gap, require a written price explanation or a full...

This report is an automated preflight risk scan based on public data, uploaded documents and AI-assisted interpretation. It is not legal, surveying, engineering, architectural, tax, investment or valuation advice, and it is not a valuation report. It does not verify ownership, title validity, encumbrances or legal buildability. Always consult a qualified local lawyer, surveyor, architect or relevant authority before making a purchase decision or paying a deposit.

BUYER DECISION

Executive buyer brief

02

The answer to the building question, the evidence it rests on, and what is still to be obtained before committing to the purchase.

CADASTRAL REFERENCE Gemarkung 1041, Flur 2, Flurstück 16/24	MAPPED AREA 627 m²	REPORT POINT 54.780898, 9.487202
REPORT LENS Property purchase preflight	PARCEL SOURCE Official cadastre, Schleswig-Holstein	SCOPE Public-data preflight, not due diligence

BEBAUUNGSPLAN APPLIES

The parcel lies inside the Bebauungsplan "Tarup Ost/Struve Luecke"

What may be built here is set by this plan (section 30 BauGB): type and degree of use, building form, buildable area, storeys and heights. The report read the plan outline, not the plan text; read the drawing and the written provisions at the planning office before buying.

DEVELOPMENT PLAN "Tarup Ost/Struve Luecke" covers the parcel.
ALKIS USE Wohnbaufläche (residential building land).
BUILDING ON THE PARCEL A building is mapped on the parcel.
BUILDINGS NEARBY 120 mapped buildings within 100 m.
ROAD ACCESS Nearest mapped road 3 m from the parcel edge.
FLOOD SCREEN Outside every flood extent read.
NEXT STEP Request the plan drawing and written provisions from the planning office; have an architect check the project against the plan.

THE PROPERTY

Parcel decision brief

03

The matched cadastral parcel and the controls that must stay attached to this exact geometry throughout the transaction.

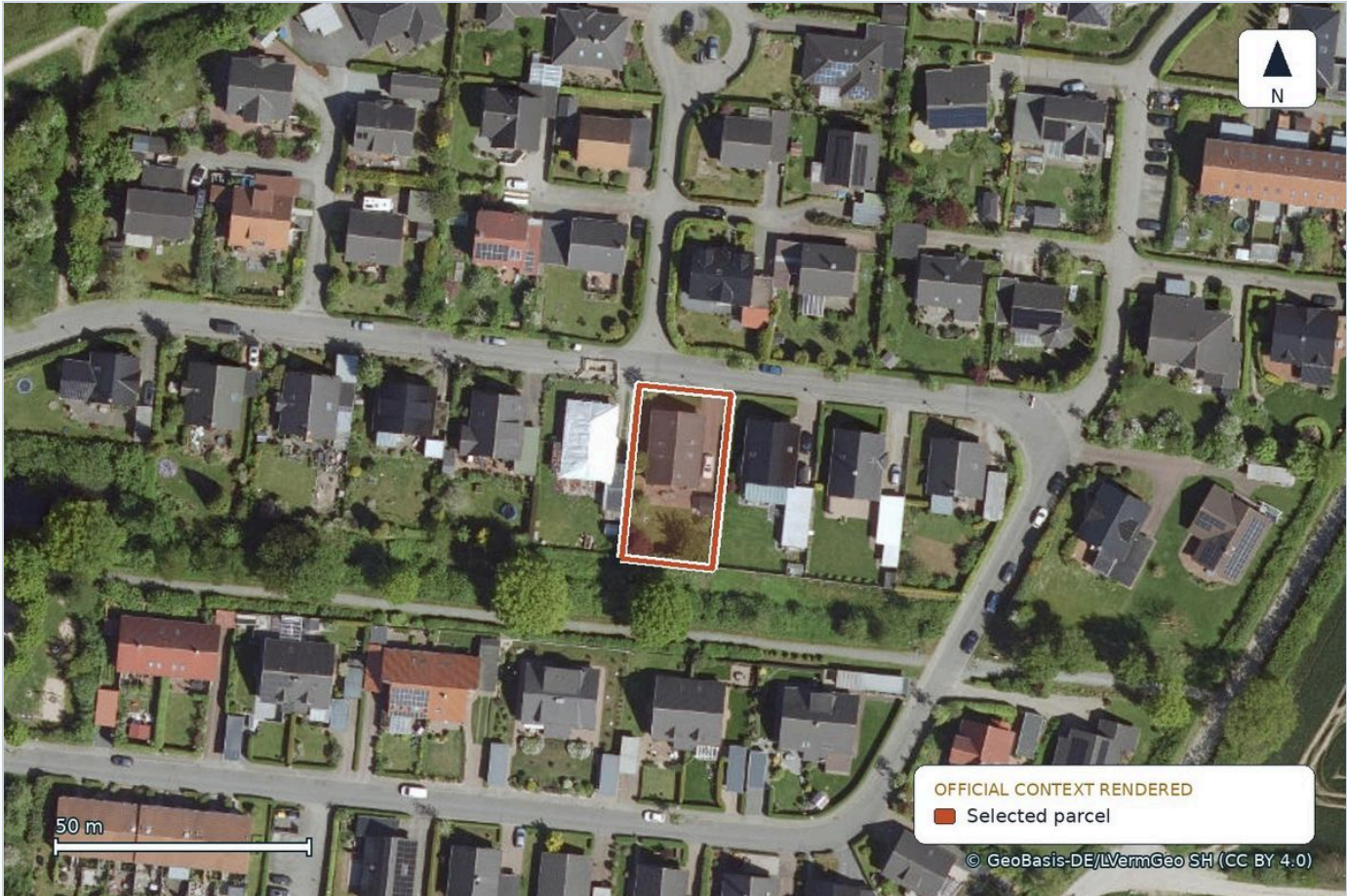


FIG. 1.0 – matched cadastral parcel and immediate setting · working geometry, survey controls

MAPPED AREA

627 m²

PARCEL PERIMETER

104.9 m

LAND

Schleswig-Holstein

MUNICIPALITY

Flensburg

GEMARKUNG · FLUR · FLURSTÜCK

1041 · 2 · 16/24

OFFICIAL PARCEL KEY

011041002000160024

One reconciled survey polygon must control every later answer: plan terms, forest and shore lines, rights, usable area and price.

- ◆

Parcel key

Check the complete Flurstückskennzeichen on every seller and notary document.
- ◆

Area

Reconcile the registered area with the stamped survey.
- ◆

Boundary

Peg every boundary point and investigate occupation across an edge.
- ◆

Access edge

Identify which boundary meets a publicly dedicated road.

ANALYST READ

- The matched cadastral geometry reads 627 m² with a 104.9 m perimeter. Use it as the working identity, while the stamped topographic survey controls the legal area, vertices and frontage edge.
- A mismatch in the parcel key, area or occupied boundary carries into the planning, protected-area, access and value conclusions.

BEFORE THE DEPOSIT

Strengths & watch-outs

04

The favourable facts this plot's public record already settles are on the left. The constraints and open questions to close in writing, before money becomes non-refundable, are on the right. An unknown is always a gate, never a strength.

SETTLED	OPEN GATE
What the record already settles	What must be closed in writing
Read now — keep the dated result in the file	Unresolved — no non-refundable money until closed
01 BEBAUUNGSPLAN APPLIES Bebauungsplan "Tarup Ost/Struve Luecke" covers the parcel. ALKIS use: Wohnbaufläche (residential building land). A building is mapped on the parcel. 120 mapped buildings within 100 m. Keep the finding with its dated sources. 02 Parcel identity and geometry An outline is available for the selected parcel: 627 m² and 104.9 m perimeter. USE Anchor every later layer to this polygon. CLOSE stamped topographic survey and cadastral extract. 03 Planning and buildability screen Land-use planning, protected areas and the plot's own registered area were read at this exact point. That is a starting position for the planner, not a building right. USE Set the engineer's starting brief. CLOSE written parcel-specific buildability opinion. 04 Outside the designated protected areas A published Natura 2000 boundary begins 1.9 km northeast. The parcel is outside it, and both geometries are shown together. USE Rule the EU and state designation out early. CLOSE confirmation from the competent authority if a boundary sits close. 05 Confidence is not transaction safety The coverage score measures the depth and class of evidence read, not whether the purchase is safe. READ coverage is scored separately. EFFECT confidence never overrides a missing controlling document. 01 Preliminary ruling under section 30 BauGB The responsible building-control office confirms the classification and tests the house design. Request the plan drawing and written provisions from the planning office; have an architect check the project against the plan. 02 A structure stands on this parcel 1 mapped footprint: Detached house CLOSE building file, permit and the declared floor areas, or a site visit. EFFECT price, taxes and the whole legal review depend on it. 03 Title, boundary and legal access are open gates The cadastral viewer geometry is a working identity, not proof of ownership, pegged boundary or road right. CLOSE title/encumbrance file, survey overlay, road classification and servitudes. EFFECT contract condition. 04 Blocking layers need controlling documents Protected areas, heritage listing, Baulasten and contaminated land must be read against the same surveyed polygon. To close it: written information on the Bebauungsplan, protected areas, heritage listing, Baulasten and contaminated land. If it stays open: reprice the usable area, or walk away.	

Official — A dated public layer was read at or around the parcel. | **Mapped context** — Open mapping or a physical model identifies what deserves inspection. | **Manual gate** — A lawyer, surveyor, engineer or provider must supply the binding answer. | **Source gap** — Absence of data is recorded and cannot be interpreted as absence of risk.

- NEXT PROFESSIONAL BRIEF
- The reported source-coverage result describes evidence depth, not transaction safety; manual gates stay open until the named professional supplies the controlling document.
 - Ask the surveyor and the planner to reconcile parcel identity, building right, protected areas and access on one marked plan.
 - Ask the lawyer to tie adverse title, boundary, buildability or access results to a refund right or an explicit price consequence before any non-refundable payment.

READ THIS WAY

Report contents

05

The report is built around the questions a buyer has to settle before the deposit. Each chapter gathers the evidence for one question and says on which pages it is shown.

1	Verdict and how to read this dossier	Set the purchase posture and see what can still stop the deal.	p. 1 5 pages
2	The plot itself: identity, shape, terrain, boundaries	Confirm the parcel, its outline and how far the official answer reaches.	p. 6 16 pages
3	Planning: what may be built here	Test what may be built and what is registered against the plot.	p. 22 22 pages
4	Records to request, and from whom	Which deal-changing records should the buyer request first, and from which named keeper?	p. 44 6 pages
5	Ground, contamination and archaeology	What does the evidence establish about the ground and the records still held by authorities?	p. 50 13 pages
6	Water: flood, heavy rain and protection zones	How does water affect this plot in the official and modelled evidence?	p. 63 17 pages
7	Nature, forest, trees and heritage	Which nature, forest, tree and heritage constraints need confirmation?	p. 80 22 pages
8	Neighbours, nuisance and planned projects	What nearby activity, nuisance or published project could change use or cost?	p. 102 23 pages
9	Daily life, mobility and connectivity	Can the buyer reach daily services and what connectivity still needs written confirmation?	p. 125 22 pages
10	Design climate and the building envelope	What climate and structural-load context must the building envelope withstand?	p. 147 17 pages
11	Cost anchor, acquisition budget and action pack	What is the cost anchor, and what must the buyer do before offer, contract and design?	p. 164 21 pages
•	Appendix	Where did the evidence come from, how was it handled, and what do its terms mean?	p. 185 13 pages